

# *APPROVED*

## *City of York Planning Commission September 30, 2019 Minutes*

### Members present:

Chairperson Wendy Duda  
Arthur Lowry  
Ron Parrish  
Maria Duncan  
Betty Johnson  
Amanda Berry

### Members absent:

Francine Mills

### Others present:

Planning Director Breakfield  
(see sign-in sheet)

Chairperson Wendy Duda called the meeting to order at 6:00 pm. The meeting was not recorded due to equipment malfunction.

**The first item of business** was approval of the draft Minutes from the August 26, 2019 meeting. Upon a Motion by Betty Johnson, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

**The second item of business** was a preliminary subdivision plat for The Bend at Mimosa Ponds (off of Springlake Road).

Planning Director Breakfield provided an overview of the application and discussed issues the Planning Commission should consider.

Upon a Motion by Maria Duncan, seconded by Arthur Lowry, the Commission unanimously conditionally approved the submitted plat based on the following requirements being met:

1. The Board of Zoning Appeals ultimately approving the variance for the two (2) referenced issues
2. South Carolina Department of Health and Environmental Control approving the stormwater permit for the project before any grading activities occur
3. Among other things, the following issues being addressed to the City's satisfaction at the final plat submittal stage:
  - Street trees shall be provided 30' on center along each side of each street (at least 2 different tree species from the list of City-approved trees).

- Proposed street names must be submitted to York County Emergency Preparedness- 911 for review and approval.
- The entrance to the subdivision shall be provided with signage/landscaping located in an easement/ right-of-way in accordance with City requirements.
- The project will need to meet zoning and subdivision regulations including City of York/SCDOT street design, street acceptance, and etc. requirements.
- All previously provided requirements of the City of York Public Works and Fire Departments must be met (please be mindful that inspections by the City must occur before utility trenches are covered).

**The third item of business** was a special exception application for Ross Cannon Apartments at the intersection of Ross Cannon, Charlotte, and North Congress Streets.

Planning Director Breakfield provided an overview of the application and discussed issues the Planning Commission should consider and particularly noted that the Commission must render a recommendation regarding this matter to the Board of Zoning Appeals.

Upon a Motion by Arthur Lowry, seconded by Ron Parrish, the Commission unanimously recommended that the Board of Zoning Appeals approve the special exception application as submitted.

**The fourth item of business** was a zoning text amendment application to allow single family dwellings in the B1 – Central Business District.

Planning Director Breakfield provided an overview of the application and discussed issues the Planning Commission should consider.

Upon a Motion by Maria Duncan, seconded by Betty Johnson, the Commission unanimously recommended that single family dwellings be conditionally allowed in the B1 – Central Business District subject to the following requirements:

- A. Single family dwellings are not allowed on any property fronting on North and South Congress Streets and bounded by the following streets:
  - East Madison Street
  - Garner Street
  - East Liberty Street
  - Trinity Street
  - East Jefferson Street
  - North Congress Street
  - South Congress Street

B. Single family dwellings must meet the following minimum dimensional requirements:

- 10,000 sq. ft. lot area
- 70 ft. of street frontage
- Setbacks: - 25ft. from street right-of-way  
- 10 ft. from side property line  
- 20 ft. from rear property line

C. Single family dwellings are not allowed in the HC and GI districts

**The fifth item of business** was discussion of a rezoning request from Betty Cook for the property referenced by tax map Id# 0700101056 located at the corner of Highway 5 and Alexander Love Highway.

Planning Director Breakfield provided an overview of the application and discussed issues the Planning Commission should consider.

Upon a Motion by Arthur Lowry, seconded by Maria Duncan, the Commission unanimously recommended that the property be rezoned from R15 – Restricted Residential to MU – Mixed Use.

**The sixth item of business** was a zoning text amendment application to allow solar farms in R7 – Residential, HC – Highway Commercial, and GI – General Industrial zoning districts subject to specified requirements.

Planning Director Breakfield provided an overview of the application and discussed issues the Planning Commission should consider.

Due to the complexity of the request, by affirmation, this item was deferred to the next available Planning Commission meeting.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP  
Planning Director

cc: File – Planning Commission 9-30-19  
Seth Duncan, City Manager